

District V Advisory Board Agenda
www.wichita.gov

**Monday
August 10, 2015
6:30 p.m.**

**Wichita Fire Station #21
2110 N. 135th St. W.
Wichita, KS 67235**

ORDER OF BUSINESS

- Call to Order
- Swearing in of DAB members
- Approval of Agenda
- Approval of minutes for July 13, 2015

PUBLIC AGENDA

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a five minute time limit for each speaker.

1. Scheduled items:

None

2. Off-agenda items:

Recommended Action: Receive and file

STAFF PRESENTATIONS

3. Fire Department Report

Staff will give a brief reports on District V issues, problems and events.

Recommended Action: Receive and file

4. Community Police Report

Community Police Officers will give a brief report on District V issue, problems and events.

Recommended Action: Receive and file

NEW BUSINESS

5. Improvements to 13th Street West between Azure Lane and 135th Streets West

Shawn Mellies, Public Works Engineering, will present the proposed design concept for this item. On May 4, 2004, the City approved an agreement with Schwab-Eaton, P.A., for the design of paving improvements to 13th Street North, between 119th and 135th Streets West. The project was placed on hold in 2006 due to a lack of funding. The project was restarted in 2012 in an attempt to capture federal funding, but ultimately, that funding was denied.

The project was originally designed as a five-lane roadway. In December 2013, City staff re-evaluated the design based on projected traffic volumes, area growth, construction costs and schedules, and determined that a three-lane roadway would be sufficient.

The section of 13th Street between Azure and 135th is currently a two-lane, asphalt mat road with bar ditches on each side for drainage. The proposed design is for a three-lane roadway with one lane in each direction and a center two-way left turn, as well as curb and gutter and drainage improvements. A multi-use path, west of Cowskin Creek, and sidewalks will also be part of the improvements. One lane of east-bound traffic will be carried throughout construction. Construction is proposed to start in the spring of 2019 and be completed in early 2020.

The previously approved project budget is \$700,000 and the Proposed 2015-2024 Capital Improvement Program includes \$4,000,000 in City at-large General Obligation (GO) bond funding for construction. No special assessment will be levied to adjacent properties. The current proposal anticipates construction in 2019, but staff believe the project would become an attractive candidate for any de-obligated federal funds from the Wichita Area Metropolitan Planning Organization. This could accelerate the City funding share from 2019, and could also significantly reduce potential City costs by utilizing federal funds.

Recommended Action: It is recommended that the District Advisory Board recommend approval of the proposed design concept presented by staff.

6. ZON2015-00029 and CUP2015-00015

Dale Miller, Metropolitan Area Planning Department, will present the request for Limited Commercial (LC), General Commercial (GC) and SF-5 Single-Family Residential (SF-5) zoning subject to the development standards contained in the proposed Valencia Commercial Community Unit Plan (CUP) DP-337. The subject site is currently zoned LC and SF-20 Single-Family Residential (SF-20), and is located in Sedgwick County. A request for annexation by the City of Wichita has been submitted and is expected to be completed prior to consideration by the governing body. The application area is 69.11 acres shaped like an upside-down “L” that abuts the east side of North Ridge Road north of West 37th Street North, and the land abutting the south side of Highway K-96, one-half mile east of North Ridge Road. It is proposed that all uses in the LC and GC district be permitted except for a list of specifically excepted uses, such as: manufactured home, correctional placement residence, night club, animal kennel, sexually oriented business, rock crushing and vehicle and equipment sales outdoor. The complete list of excepted uses can be found in the proposed CUP, General Provision 3.

A total of 13 CUP parcels are proposed. Parcels 1-10 abut the eastern side of North Ridge Road, south of the proposed eastward extension of West Village Circle. Parcels 12 and 13 abut the south side of Highway K-96, north of the proposed extension of West Village Circle. Parcel 14 is surrounded by Parcels 12 and 13 and contain an existing “wireless communications facility.” Parcel 11 is located east of Parcels 8, 9 and 10 and south of Parcel 12, and does not have frontage along North Ridge Road or Highway K-96. Parcel 11 has frontage on the proposed extension of West Village Circle and proposed Summitlawn Avenue. Reserve C is located east Parcels 1-7 and 11, and is also located south of Parcels 11 and 12. All of Reserve C is proposed to be zoned SF-5, including the southern 540 feet of Reserve C is currently zoned LC. Located to the east of the southern portion of Reserve C is a 132-foot by 540-foot rectangle that is currently zoned LC but is proposed to be down-zoned to SF-5, and is not to be included in the final boundary of the proposed CUP. Reserves A and B are islands located within the proposed eastward extension of West Village Circle. Proposed uses for all reserves, Parcels 1-11 and Parcel 13 are LC uses except for those uses specifically excepted by the CUP, as described in General Provision 3A. Proposed uses for Parcels 12 and 14 are GC uses except for those uses specifically excepted by the CUP, as described in General Provision 3B.

The proposed CUP also requires:

- 1) Architectural consistency between parcels.
- 2) Landscaping per City ordinance.
- 3) Lighting per City code with all parcels sharing similar or consistent parking lot lighting elements. Maximum height of light poles is 27 feet except when located within 100 feet of residential zoning, which shall be 15 feet.
- 4) Rooftop mechanical equipment, trash receptacles, outdoor work areas and loading docks are to be screened from ground level view.
- 5) Setbacks of 15 feet are shown along North Ridge Road for Parcels 1-7. The setback for Parcel 7’s North Ridge Road should be 35 feet to allow for adequate line of sight for traffic exiting Palmetto Street.
- 6) Parking is to be per code.
- 7) Signs are to be per code, except as specified differently by the CUP. Initially the applicant proposed

(General Provision 12B) to permit flashing, moving, portable, banner or pennant signage along Highway K-96 and at the northeast corner of North Ridge Road and West 37th Street North. However, after discussion with staff the request has been withdrawn. Small tenant monument signs are limited to 150 square and a maximum height of 14 feet. Three large development signs are proposed along Ridge Road and two along K-96. Large development signs have a maximum height of 35 feet and a maximum sign area of 300 square feet. Three off-site signs are proposed, two along K-96 and one at the intersection of North Ridge Road and West 37th Street.

- 7) Access controls shall be determined at the time of platting. Cross-lot circulation agreements are required at the time of platting to assure internal traffic between parcels.

Recommended Action: it is recommended that the request be approved subject to the following development standards:

- 1) Approve the zone change and the Community Unit Plan DP-337 subject to the development standards contained therein, subject to platting within one year.
- 2) At the time of platting the applicant shall guarantee the installation of all required improvements, including but not limited to, storm water, sanitary sewer, water, access controls and traffic circulation.
- 3) If the plat requires modification of CUP DP-337, CUP DP-337 shall be considered to be adjusted without further review so long as four copies of the revised CUP that are consistent with the approved plat are submitted to planning staff.
- 4) Proof shall be provided to planning staff that notice of the development standards contained in CUP DP-37 has been filed on the application area with the register of deeds.
- 5) The applicant shall submit four copies of the approved CUP to planning staff within 60 days after approval by the governing body, or the request shall be considered null and void.

7. **ZON2015-00026**

Dale Miller, Metropolitan Area Planning Department, will present the request for a zone change from Single-Family Residential (SF-5) to Two-Family Residential (TF-3) zoning on approximately 5.81 acres of Siena Lakes Addition to Wichita, Sedgwick County, Kansas. The applicant proposes to build 26 duplexes on the property. The site is located within the City limits of Wichita and consists of 5.81 acres on the south side of 37th Street North one-half mile west of North Hoover Road. Staff has received no calls expressing concerns about the proposed zoning change.

Recommended Action: it is recommended that the request be approved.

8. **Community Investment Plan**

Staff from the Metropolitan Area Planning Department will present the final draft of the Community Investments Plan 2015-2035. In 2011, the City of Wichita and Sedgwick County initiated a process to develop the Community Investments Plan to replace the current joint City and County Comprehensive Plan which dates back to 1993. A more current and relevant plan is needed to help set public infrastructure investment priorities and provided a decision-making framework to guide future public investments out to the year 2035 in municipal buildings and infrastructure (e.g. libraries, public safety buildings, streets, bridges, parks, water supply, sanitary and storm sewer, culture, and recreation, etc.).

PLAN SUMMARY- What's new and/or significantly different compared with our existing comprehensive plan...

- A new *Plan Vision Statement* along with seven *Core Community Values* and five overarching *Plan Guiding Principles* to help set ‘high-level’ context and guidance for future land use development and investment in public infrastructure.
- A new *2035 Urban Growth Areas Map* and a *2035 Wichita Future Growth Concept Map*.
- A new *Wichita Urban Infill Strategy* to support and facilitate greater levels of infill and redevelopment in Wichita’s mature urban areas - to meet market demand and capitalize on the City’s existing infrastructure investments.
- A *Plan Elements* section containing 10 goals and 46 strategies that set overall infrastructure investment priorities across the categories of: *Funding and Financing*; *Transportation*; *Water, Sewer and Stormwater*; *Arts, Culture and Recreation*; and *Public Safety*.
- A three-level *Infrastructure Investment Decision-making Framework* to systematically guide future public project spending decisions in a manner that supports community priorities, reflects willingness to pay, and is coordinated with market-driven growth.

Adopting the final draft *Community Investments Plan 2015-2035* involves no commitment of funding for the City of Wichita. Any City of Wichita funding of projects identified in the Plan will require future City Council action.

Recommended Action: It is recommended that the District Advisory Board recommend that the MAPC adopt the final draft *Community Investments Plan 2015-2035* as the new joint comprehensive plan for Wichita-Sedgwick County.

BOARD AGENDA

9. Updates, Issues and Reports

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Receive and file

Adjourn

The next DAB V meeting will be held at 6:30 p.m., Monday, Sept. 14, 2015, at 2110 N. 135th St. W., Wichita, KS 67235.